

MEMORANDUM

DEPARTMENT OF PUBLIC WORKS
County of Placer

TO: BOARD OF SUPERVISORS
DATE: April 5, 2011

FROM: ^{KG}KEN GREHM/AMBER CONBOY

SUBJECT: NORTHSTAR VILLAGE/NORTHSTAR MOUNTAIN PROPERTIES, LLC -
RELEASE OF FAIR SHARE FUNDS

ACTION REQUESTED/RECOMMENDATION

Approve the release to Northstar Mountain Properties, LLC (NMP) its fair share contribution for a traffic signal deemed no longer necessary; authorize the Director of Public Works to execute a Deposit Return and Indemnity Agreement; and, approve a Budget Revision increasing the 11320 Engineering Budget by \$124,465 to release the fair share funds from the Martis Valley Trust Fund.

BACKGROUND/SUMMARY

As part of the Conditions of Approval for the Northstar Village development project (SUB 416/CUP 2938), fair share contributions were collected towards roadway and signal improvements at the following three locations within Placer County: Northstar Drive/Employee Housing/Gas Station, Northstar Drive/Basque Drive/Future Highlands, and Northstar Drive/Big Springs Drive.

Improvements at the first two above-listed locations have been completed. A Cumulative Signal Warrant Analysis dated November 15, 2010 by LSC Transportation Consultants, Inc. for the intersection of Northstar Drive and Big Springs Drive has been submitted as part of the ongoing monitoring that was required of the nearby Northside at Northstar development project (PSUB 20060278/PCPM 20100335). Based on this analysis, none of the applicable signal warrants were met for the installation of the Northstar Drive/Big Springs Drive signal. The peak hour warrant is met for only one hour of the winter day under cumulative conditions. Currently, during the peak traffic times, a Traffic Control Officer is stationed at the intersection directing traffic, similar to how a signal would control traffic. Based on the results of the signal warrant analysis and the current traffic management plan, the signal is not required for current or cumulative conditions. In a separate action involving the Northside project on December 9, 2010, the Placer County Planning Commission confirmed that the signal is not currently needed. The Planning Commission in its December 9 action required that signal warrants be evaluated prior to the yet unbuilt last phase of the Northside project and that the Northside applicant construct appropriate improvements at that time if signal warrants so require.

Staff recommends that the Board direct staff to release the balance of the fair share traffic signal contribution, in the amount of \$124,465, from the Martis Valley Trust Fund to Northstar Mountain Properties, LLC. The return would be accomplished pursuant to a Deposit Return and Indemnity Agreement between the County and Northstar Mountain Properties, LLC. A copy of the agreement is on file with the Clerk of the Board.

ENVIRONMENTAL

The proposed action is not a project as defined by Public Resources Code Section 21065 and is therefore exempt from environmental review under CEQA.

FISCAL IMPACT

The Fair Share Contribution has been held in trust and is available for return to the applicant. There are no fiscal impacts to the County.

Attachment: Budget Revision

A copy of the Deposit Return & Indemnity Agreement is on file with the Clerk of the Board

**PLACER COUNTY
BUDGET REVISION**

PAS DOCUMENT NO.

Dept No.	Doc Type	Total \$ Amount	Total Lines
19	BR	\$248,930.00	2

☒ Cash Transfer Required
☐ \$124,465 from Trust Fund 360 Subfund 395
☐ Reserve Cancellation Request
☐ Establish Reserve Required

☒ Auditor-Controller
☐ County Executive
☐ Board of Supervisors

ESTIMATED REVENUE ADJUSTMENT											APPROPRIATION ADJUSTMENT										
Dept No.	T Code	Rev	FUND	SUBFUND	OCA	PCA	OBJ L-3	Proj. No.	G/L Sub GL	AMOUNT	Dept No.	T Code	Rev	OCA	PCA	FUND	SUBF	Obj L-3	Proj. No.	Proj Detail	AMOUNT
19	006		120		003610	03026	8990			124,465.00	19	014		003610	03026	120		3778			124,465.00
TOTAL										124,465.00	TOTAL										124,465.00

REASON FOR REVISION: Budget revision to transfer and appropriate \$124,495 from Martis Valley Trust Fund to DPW Engineering to reimburse Northstar

Distribution:
All copies to
Auditor

Department Head Ken Grehm

Board of Supervisors

Auditor-Controller

Date: 1/31/2011

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